

Courtesy Of Sherri L Herman Of One Percent Realty

\$689,900 - 4114 66 Street, Beaumont

MLS® #E4429047

\$689,900

4 Bedroom, 3.50 Bathroom, 1,771 sqft

Single Family on 0.00 Acres

Ruisseau, Beaumont, AB

Promo Price!! In Construction! An incredible opportunity awaits—whether you're an investor or a homebuyer looking to combine rental income with your living space! This versatile 2-story home offers three separate dwellings, including a LEGAL BASEMENT SUITE & a GARAGE SUITE. The main floor boasts an open-concept living, dining, & kitchen area w/ stylish features such as vinyl plank flooring, 9'™ ceilings, an electric fireplace with a mantle, stone countertops, metal spindle railings, and a 9'™x11'™ rear deck. Upstairs, you'll find 3 bedrooms, including a primary suite w/ a 4-piece ensuite (featuring 2 sinks, walk-in shower, soaker tub), a 4-piece bath, & convenient upstairs laundry. LEGAL BASEMENT with a side entrance, 805 sq. ft; 1-bedroom suite includes a walk-in closet, a spacious living area, & kitchen. GARAGE 485.5SQFT: Unit offers a comfortable 1-bedroom layout with a cozy living area, an eat-in kitchen. Blinds throughout. All appliances included. Fully landscaped & fenced. Photos not of actual home.

Built in 2024

Essential Information

MLS® # E4429047

Price \$689,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,771
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4114 66 Street
Area	Beaumont
Subdivision	Ruisseau
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 3E9

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 2025
Days on Market	26
Zoning	Zone 82

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Listing information last updated on April 30th, 2025 at 10:47am MDT